

POTOMAC YARD



Planning Commission
Work Session

June 6, 2006



POTOMAC YARD

ISSUES TO BE DISCUSSED

- Potomac Yard Fire Station Proposal
(New Station #209)
- Affordable Housing
- Planning/Land Use Implications

Potomac Yard Fire Station #209

- The Potomac Yard Developer has proposed constructing a Fire Station (New Station #209) and 60 units of affordable housing in Land Bay G of Potomac Yard to meet Fire Code requirements.
- Developer contribution provides a unique opportunity to upgrade the City's fire suppression facility, at developer cost, ahead of schedule with some City contribution.
- Fire suppression units at Station #202 will move to Potomac Yard in 2008.
- Station #202, Windsor Avenue, would continue as a home for it's EMS unit for at least the next 5 to 8 years. Planned station renovations will go forward this year.

Potomac Yard Fire Station #209

- Location for Station #209 is projected to be near the new "Town Center," providing quick response to new buildings in Potomac Yard and to Del Ray.
- Station designs will be based on housing Engine 202, HazMat 202, Support Units 252 and 202, a HazMat trailer, and 2 WMD trailers.
- This will not impact, delay, or effect funding for the Eisenhower West proposed new fire station.

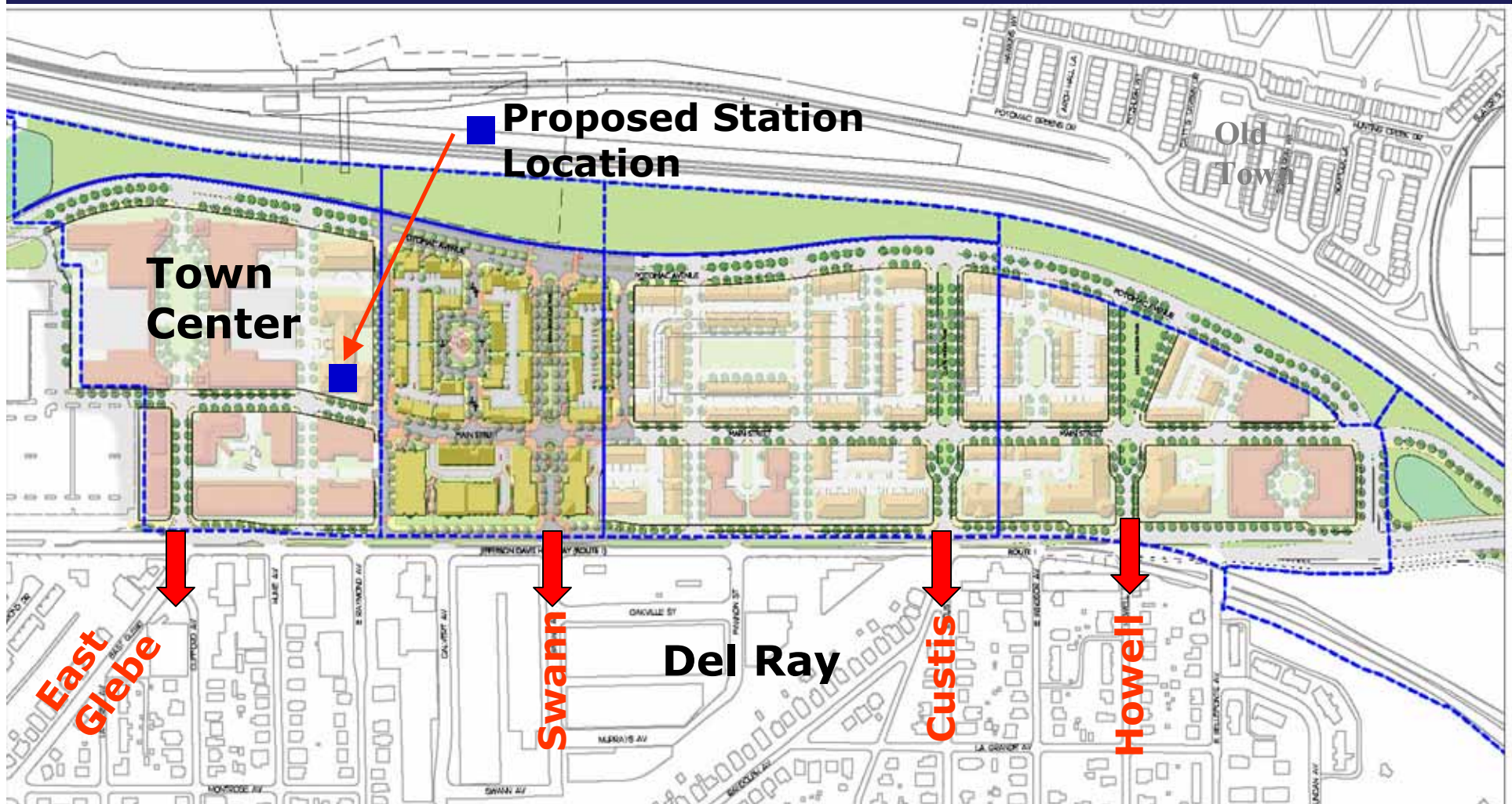
Windsor Avenue, Alexandria Fire Station #202

- Built in 1926 as the Town Hall for the Town of Potomac
- City obtained the station as a result of annexation in 1930
- Houses a frontline engine company, an ALS medic unit, 2 HazMat response units, a HazMat support vehicle 3 HazMat / WMD trailers
- ALS medic units will remain at Station #202



Potomac Yard Fire Station #209

Area Plan Illustration



Potomac Yard Fire Station #209

- An increase in the size of the bays and bay doors will allow for greater access for modern apparatus
- A 30' sidewalk and street radius will allow vehicles greater ease of access when backing into the station
- Bays will front on "Service Street" to reduce traffic conflicts and maintain pedestrian streetscape



Potomac Yard Fire Station #209

- The new station will be compliant with the Americans With Disabilities Act (ADA),
- The control room and the kitchen/dayrooms will be placed on an exterior wall on the ground level for secure, open access to the public
- A Community room will be included
- Individual private sleeping quarters and bathroom facilities

Potomac Yard Fire Station #209

- Additional storage in the apparatus bays will eliminate the current outside storage of the Medical Support Unit, three SEA containers, and three HazMat trailers.



Potomac Yard Fire Station #209



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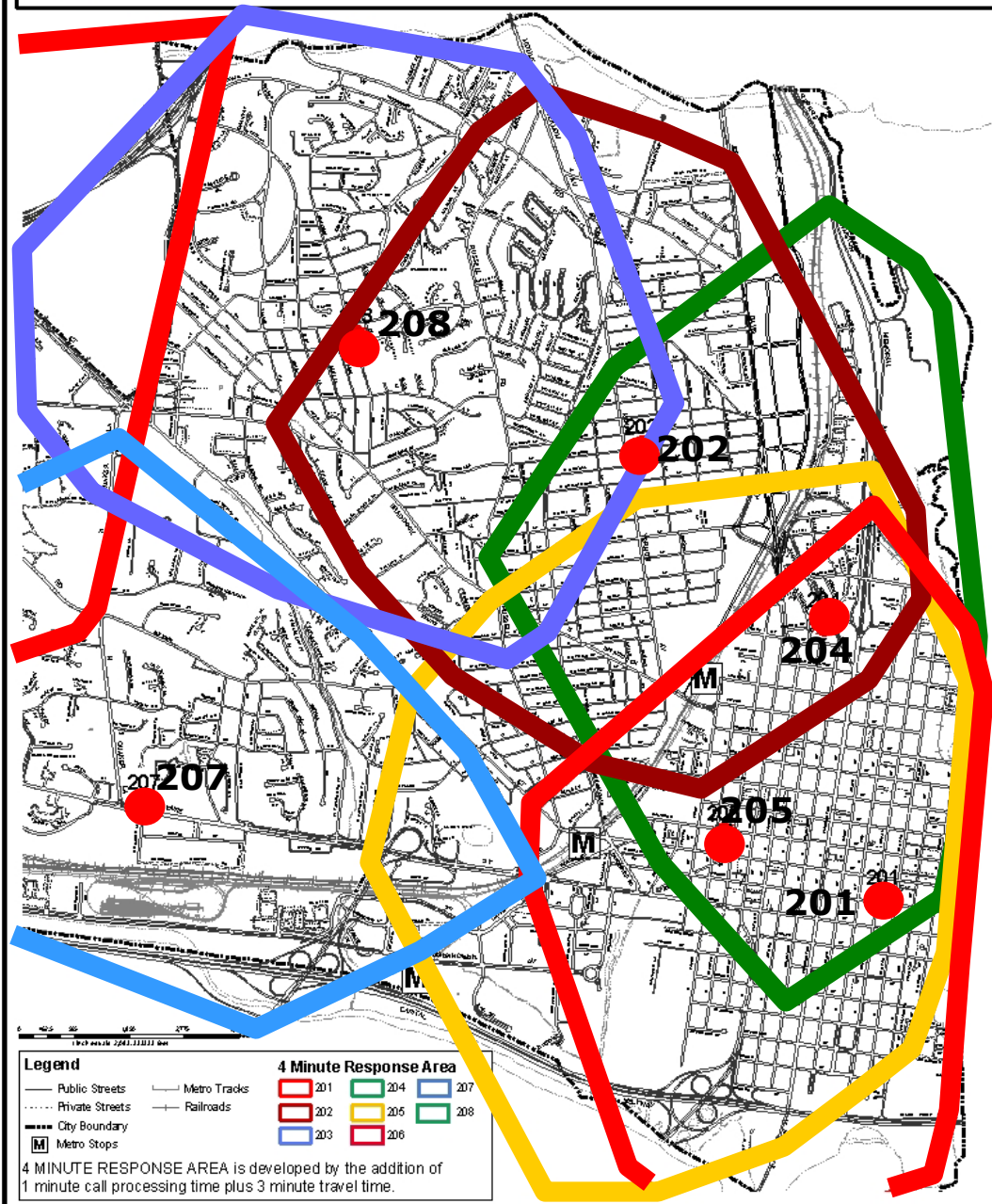
Potomac Yard Fire Station #209

Safety Concerns

- Turn out gear and HazMat equipment will be stored separately from the living quarters
- Installation of a sprinkler system and
- Storm protection with full back up power



Current FIRE Coverage

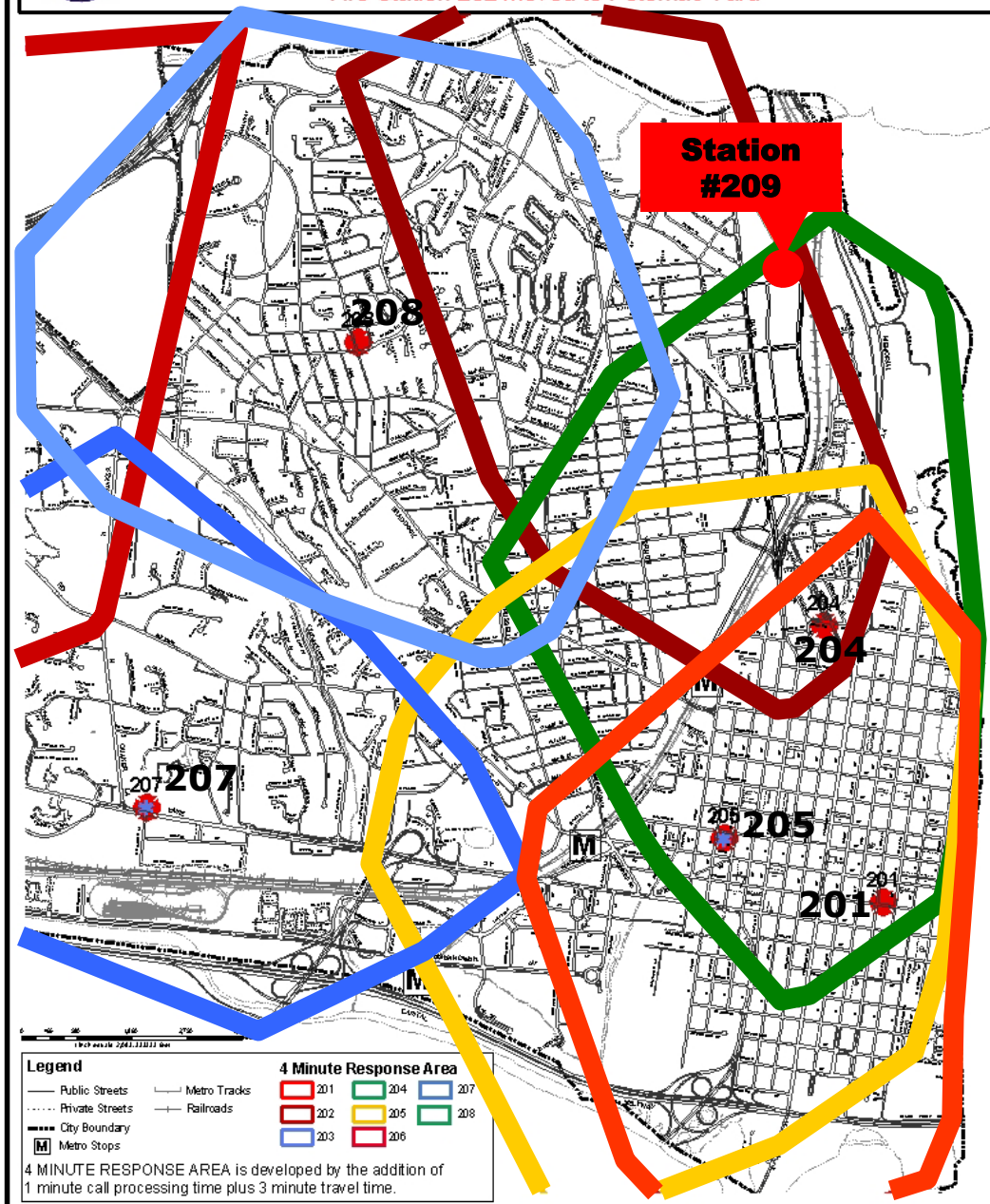


Map Production Date: May 2006



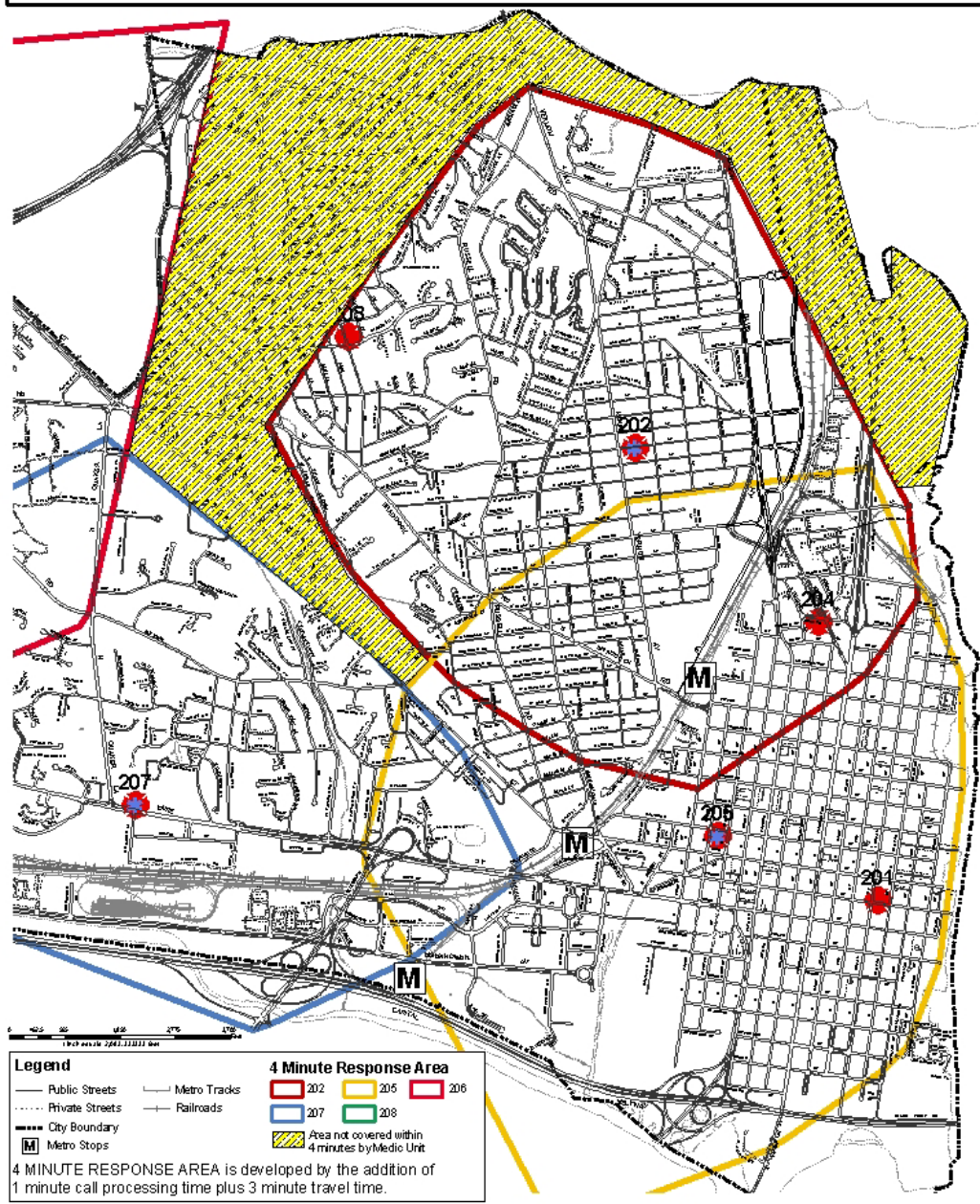
Proposed FIRE Coverage

Fire Station 202 moved to Potomac Yard





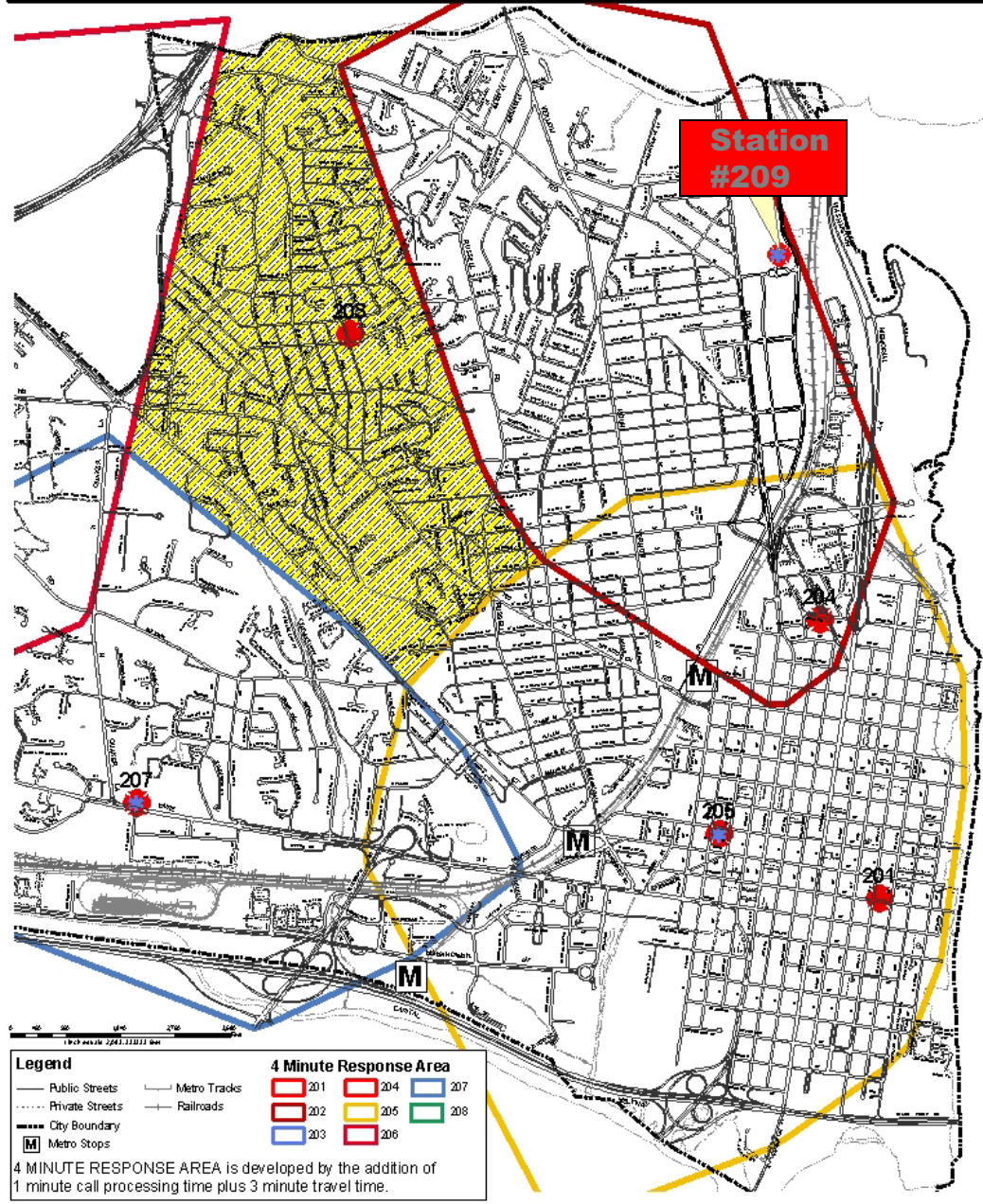
Current EMS Coverage





Proposed EMS Coverage

Medic 202 moved to Potomac Yard

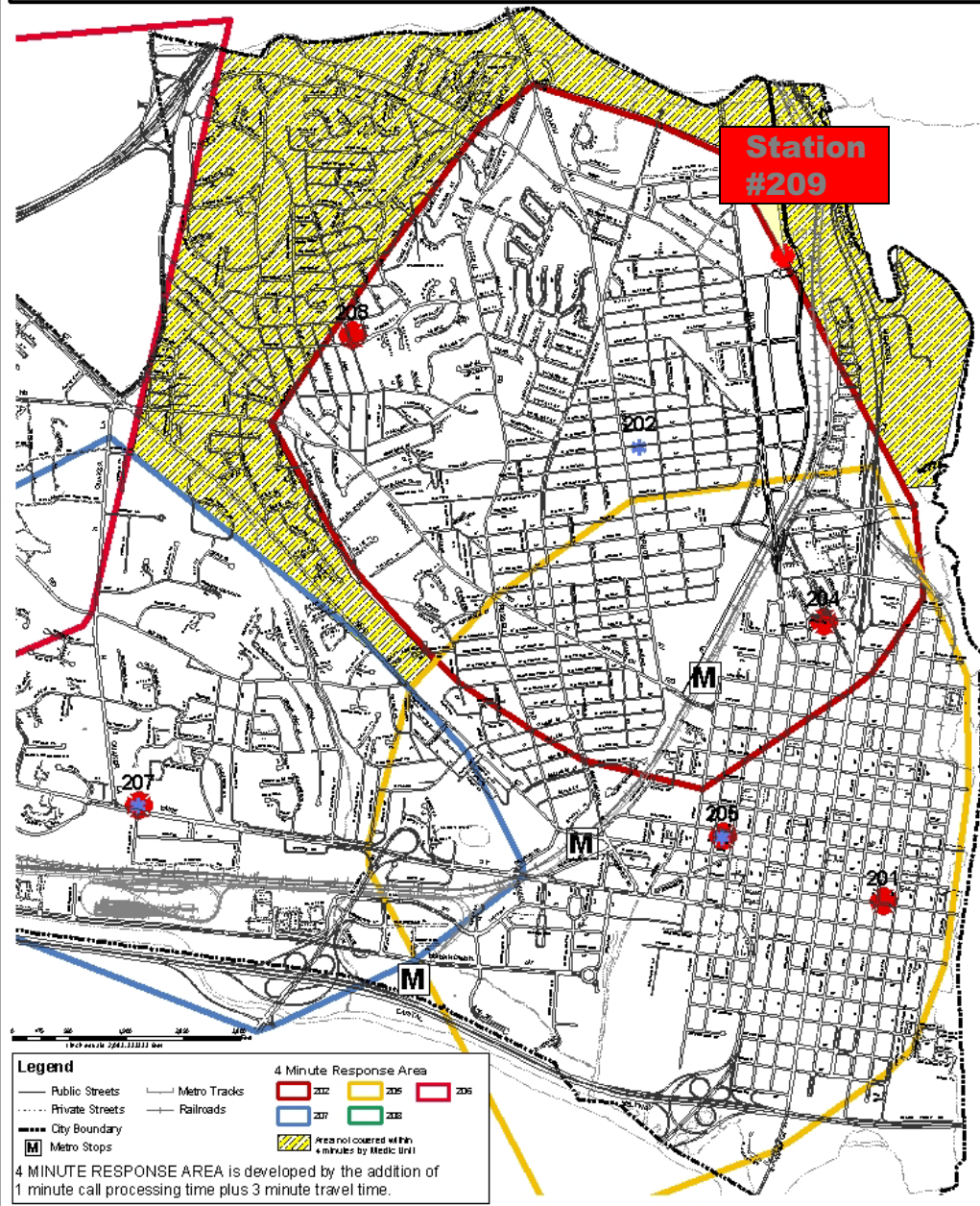


Map Production Date: May 2006



Proposed EMS Coverage - 2

Medic 202 remain at current station



Map Production Date: May 2006

Potomac Yard Affordable Housing

- The opportunity exists to have the Potomac Yard developer construct a portion of their affordable housing requirement above the station as a component of a mixed use building at this location.
- Potential for 60 affordable housing units at the following ratio and areas;
 - 12 – one bedroom units at 914 sq ft
 - 45 – two bedroom units at 1,150 sq ft
 - 3 – three bedroom units at 1,425 sq ft
- Amenities could include a small fitness facility and a community/business center with some open rooftop space.
- A small amount of retail space may be provided at grade.
- Underground parking would serve both the residents and the fire station.

Affordable Housing

Area Plan Illustration



Affordable Housing

Below: Picture of Whole Foods Market on Duke Street with residential units above.



Above: Potomac Town Center Illustrative Drawing

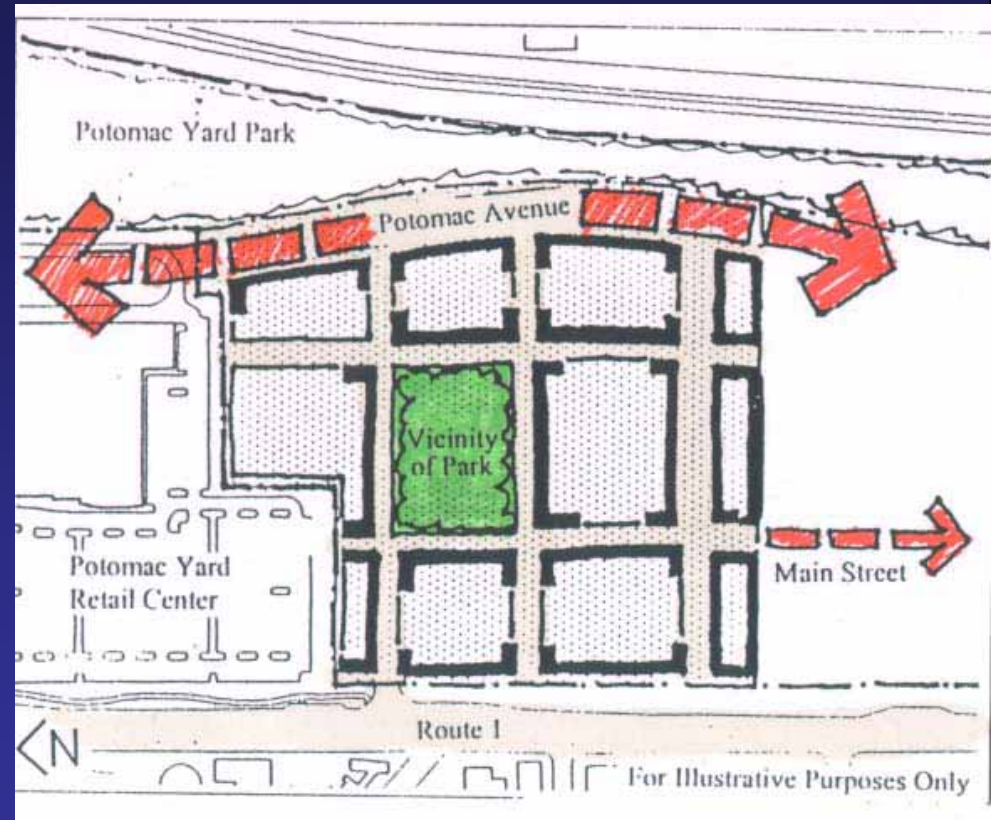
Alternative Concept Plan



Landbay G - Town Center

Principals / design guidelines

- Identifiable town center
- Highest density landbay
- Mix of uses/ buildings in each block
- Centrally located town green
- Buildings 60-110 ft. in height



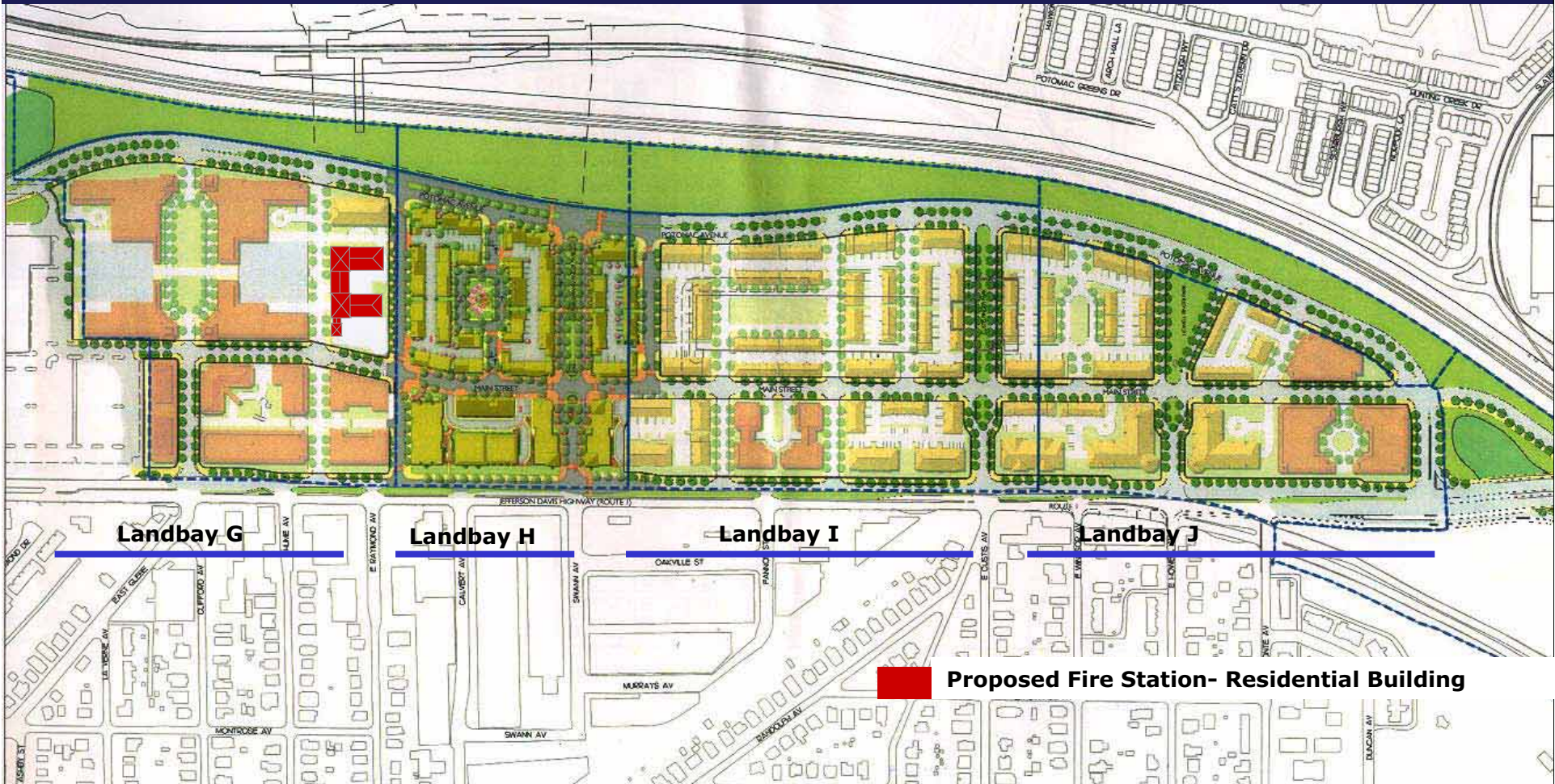
Landbay G - Town Center

General land use	Mixed use office, retail, residential & hotel
Maximum use permitted	Office – 800,000 sf Retail – 80,000 sf* Residential – 414 units Hotel – 625 rooms
Heights	60-80 ft. Generally, 110 ft. For 7 buildings. Variety of heights
Parking	Generally underground or embedded
Size of Landbay	(+/-) 19.12 acres
Open space	7%, including town green Min. Width of town green- 100ft. Total open space –approx. 1.6 acres

*** IN COMPARISON, EXISTING POTOMAC YARD RETAIL CENTER CONTAINS 600,000 SF. AND MARKET COMMONS AT CLARENDON CONTAINS 240,000 SF.**

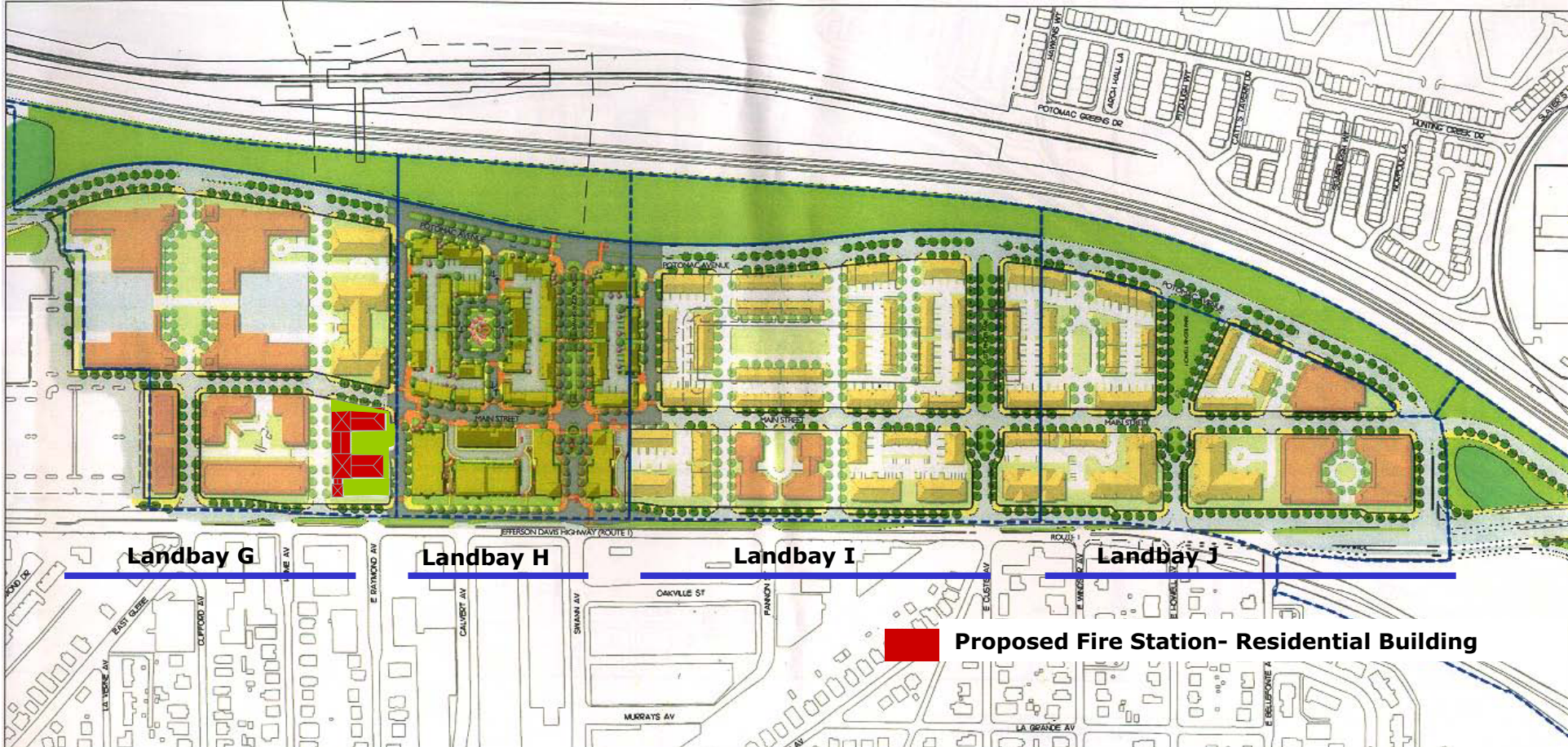
Potomac Yard

Fire Station- Option 1



Potomac Yard

Fire Station- Option 2



Whole Foods and Potomac Yard Fire Station



Fire Station #204 and Potomac Yard Fire Station



Potomac Yard Fire Stations

Schematic Sketch



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City Fire Stations



Prince Street



Powhatan Street



S. Alfred Street

Fire Stations



Portland, Oregon



Silver Spring

Silver Spring, Maryland



Seattle, Washington



London

Potomac Yard Fire Station #209

Process for Approvals

Staff Meets with Civic Association Presidents:	May 30 – June 2
Planning Commission Work Session:	June 6, 6 – 7:30pm
Council asked to create Fire Station Work Group:	June 13
Mayor Appoints Fire Station Work Group:	June 19 (tentative)
Planning Commission & City Council Hearings,	September 7 & 16
Planning Commission & City Council Hearings,	December 5 & 16

POTOMAC YARD

CONCLUSION:

- Opportunity
- No Reduction in Fire Service
- No Reduction in EMS Service
- Affordable Housing
- Civic Use

